

PLANNING BOARD
TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

Richard Butler, Chairman
Adam Basch
Frederic Fuller
David Sanders
Jeffrey Smith



John Pearsall, Planning Director
Karen Benoit, Admin. Assistant
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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, JULY 17, 2013

In attendance: Richard Butler, Chairman
Adam Basch
Frederic Fuller
David Sanders
Jeffrey Smith

Staff: John Pearsall, Planning Director
Karen Benoit, Administrative Assistant

Chairman Butler called the meeting to order at 7:01 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. Approval of Minutes

Chairman Butler called for a motion to approve the minutes of the June 19, 2013, meeting as submitted.

MOTION (FULLER, SANDERS): To approve the minutes of the June 19, 2013, meeting as submitted.
Approved (5-0).

2. Building Inspector's Report

Building Inspector Lance Trevallion was not in attendance.

3. Miscellaneous Information

The Planning Board briefly reviewed the following:

A. ZBA Decision – Bella Sophia, LLC d/b/a Dana's Grill Room, 2343 Boston Road

4. Associate Member Candidates – Joint Meeting With Selectmen

The Planning Board briefly reviewed each candidate's information and discussed the upcoming joint meeting with the Board of Selectmen which will tentatively be held in September after the Selectmen determine their meeting dates:

- A. John Boudreau**
- B. David Ortendahl**
- C. Tracey Plantier**

5. **Appointment – Glen Garvey (Pre ZBA)**

Proposed Expansion of Uses – 2034-2040 Boston Road, LLP, 2034-2040 Boston Road

Glen Garvey was unable to attend the meeting. Administrative Assistant Karen Benoit advised the Board that Mr. Garvey had submitted an application to the Zoning Board of Appeals to expand the current use of retail sales to include professional medical and nonmedical, and exercise and dance facilities within his building located at 2034-2040 Boston Road. The Planning Board reviewed the application and agreed to write a letter to the ZBA recommending approval.

6. **Public Hearing**

Special Permit (SP13-06)

Oversized Attached Garage – Land of Martins, 5 Stonington Drive

(Videotaped - WPA)

Board Member Adam Basch recused himself from discussions due to a professional conflict and left the room.

Chairman Butler opened the public hearing and read the legal notice into the record. Kent Pecoy, Applicant, appeared before the Board for special permit approval to construct an oversized four-car garage attached to a proposed home on property owned by Peter Martins located at 5 Stonington Drive. Mr. Pecoy presented site plans and renderings and stated the building would be used to store vehicles. There was no opposition heard from the general public.

MOTION (FULLER, SMITH): To approve Special Permit (SP13-06) subject to conditions, and to authorize Planning Director John Pearsall to draft a decision of approval. Approved (5-0).

7. **Appointment – John Schlenner, Regional Manager Lumber Liquidators (Pre-ZBA)**

Proposed Retail Hardwood Flooring Store – Land of J.P. Rentals, Inc., 2148 Boston Road

John Schlenner, Regional Manager for Lumber Liquidators, appeared before the Board to discuss their application to the Board of Appeals to operate a retail hardwood flooring store on property currently owned by J.P. Rentals, Inc. located at 2148 Boston Road. Plans of the site were reviewed, and Mr. Schlenner stated that this will be the first “store of the future” in Massachusetts. He added that they plan to clean up the building and add a storefront and a 1,500-square-foot showroom for their hardwood inventory. The Planning Board had no issues with the plan and agreed to write a letter to the Zoning Board of Appeals recommending approval.

8. **Joint Meeting – Vision Task Force**

Proposed Public Forums – September 2013

Present for the Vision Task Force: Charles Phillips, Chair; Sue Burk, Carol Young, Stephen Brand and Edna Colcord.

Members of the Vision Task Force appeared before the Planning Board in a joint meeting to discuss their proposed public forums to be scheduled in September and the PowerPoint presentation that has been enhanced from the earlier presentation that was aired on WPA on July 16, 2013 and shown to various Town employees. Mr. Phillips briefly reviewed the findings of the VTF and the next steps that they would like to take under the guidance of the Planning Board. The Board agreed to schedule another joint meeting on August 21st and invite Selectmen Russell in order to review the updated presentation and finalize the next steps.

9. **Phase II Minor Modifications – Gardens of Wilbraham, 2301 Boston Road**

Planning Director John Pearsall presented revised plans dated July 11, 2013 that were submitted by the Gardens of Wilbraham located at 2301 Boston Road. The revised plans for Phase II show the 3-unit buildings changing to 2-unit buildings, thereby decreasing the number of units from 68 to 62, but no other changes will be made on the property. The Board found no issues with the proposed plan.

MOTION (FULLER, SMITH): To administratively approve the revised plans as a minor change and to waive the requirement for a public hearing. Approved (5-0).

10. **Revised Building Envelope – Walker Residence, 17 Falcon Heights Road**

Diana and Everett Walker appeared before the Planning Board with a revised building envelope for their property located at 17 Falcon Heights Road. The Walkers state that when the home was built three years ago, they didn't realize that it was built slightly outside the approved envelope. The Walkers are trying to sell their home and they are requesting that the envelope be modified so that it does not exceed the original envelope size but is shifted slightly to be conforming. The Planning Board reviewed a revised building envelope plan which The Planning Board felt it was not significant enough of a change to warrant a public hearing.

MOTION (FULLER, BASCH): To administratively approve the revised building envelope as a minor change, to waive the requirement for a public hearing, and to authorize Chairman Butler to endorse the revised building envelope plan. Approved (5-0).

Chairman Butler endorsed the revised building envelope plan.

11. **Nonsub Plan 13-05 – Land of Goonan, et al., 644 Tinkham Road**

Planning Director John Pearsall presented Nonsub Plan (13-05) to the Planning Board and stated that the property owned by Goonan, et al, located at 644 Tinkham Road is being divided into two conforming frontage lots: Lot A to remain #644 Tinkham Road and Lot B to become #650 Tinkham Road.. The Board had no issues with the plan.

MOTION (SANDERS, BASCH): To approve Nonsub Plan 13-05, and to authorize Chairman Butler to endorse the plan. Approved (5-0).

Chairman Butler endorsed the plan.

12. **Nonsub Plan 13-06 – Land of Schultz, 534 Glendale Road & Land of Baltazar, 540 Glendale Road**

Planning Director John Pearsall presented Nonsub Plan 13-06 to the Planning Board and explained that the lot lines on two existing lots are being revised, but each lot will remain conforming on property owned by Schultz, 534 Glendale Road and Baltazar, 540 Glendale Road. The Board had no issues with the plan.

MOTION (SANDERS, SMITH): To approve Nonsub Plan 13-06 and to authorize Chairman Butler to endorse the plan. Approved (5-0).

Chairman Butler endorsed the revised building envelope plan.

13. Special Permit (SP13-04) Draft Decision – Mountain Glen Estates, 301-303-307 Mountain Road

The Planning Board reviewed the draft decision for Special Permit (SP13-04) as drafted by Planning Director John Pearsall. With the exception of one typo, the Board had no objections to the decision.

MOTION (BASCH, SANDERS): To approve Special Permit (SP13-04) decision as amended.

Approved (5-0).

14. WCF Performance Bond – Change in Surety Company

WCF (SP07-06) – SBA Infrastructure LLC – 805 Stony Hill Road

Planning Director John Pearsall advised the Board that the surety company holding the performance bond for the SBA Infrastructure, LLC wireless communications facility located at 805 Stony Hill Road has changed from Travelers Insurance to RLI Insurance Company. Mr. Pearsall stated that Town Treasurer/Collector Thomas Sullivan has researched the company and found they have an A+ rating and had no issues.

MOTION (FULLER, BASCH): To discharge the Travelers Insurance Bond and accept RLI Insurance Company as the replacement bond. Approved (5-0).

Chairman Butler endorsed the approved insurance bond form.

15. Public Hearing to be Scheduled

A. Special Permit (SP13-07) – Accessory In-Law Apartment

Land of Macauley, 457 Monson Road

The Planning Board agreed to hold the public hearing for the above application on August 21, 2013.

16. Upcoming ZBA Public Hearings – August 8, 2013

The Planning Board briefly reviewed the following and agreed to write a letter to the Zoning Board of Appeals for each application:

A. Luzi's Auto Body – Accessory Office/Storage, 2826 Boston Road

B. Clisham Management, Co. LLC – Self-Storage Facility, 2346-2350 Boston Road

C. Henry Zola – Accessory Office, 2660 Boston Road

D. 2034-2040 Boston Road, LLP – Expansion of Uses, 2034-2040 Boston Road

E. F-9 Properties – Proposed Lumber Liquidators Store, 2148 Boston Road

17. Set Fall Meeting Schedule

The Planning Board agreed to the following fall meeting schedule:

- September 11 & 25
- October 9 & 23

Having no further business, the meeting was adjourned at 9:15 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **August 21, 2013 at 7:00 PM** in the Selectmen's Meeting Room.

Submitted:

Approved As To Form And Content:

Karen Benoit, Administrative Assistant

Date: _____

Jeffrey Smith, Clerk

Date: _____